

REPORT FOR DECISION

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	28 July 2015
SUBJECT:	DELEGATED DECISIONS
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	The report lists: Recent delegated planning decisions since the last PCC
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to the note the report and appendices
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A
Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS**DIRECTOR:**

Chief Executive/ Strategic Leadership Team	Executive Member/Chair	Ward Members	Partners
Scrutiny Committee	Committee	Council	

1.0 BACKGROUND

This is a monthly report to the Planning Control Committee of the delegated planning decisions made by the officers of the Council.

2.0 CONCLUSION

That the item be noted.

List of Background Papers:-None

Contact Details:-

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Planning applications decided using Delegated Powers
Between 15/06/2015 and 19/07/2015



Ward: Bury East

Application No.: 58698 **App. Type:** FUL 01/07/2015 Approve with Conditions
Location: 15-17 St Marys Place, Bury, BL9 0DZ
Proposal: Replacement of 2no. front doors and frames; Replacement of 20no.windows

Application No.: 58736 **App. Type:** LDPC 16/07/2015 Split Decision
Location: 286 Rochdale Old Road, Bury, BL9 7RY
Proposal: Lawful Development Certificate for Proposed

A: Demolition of existing lean-to side kitchen extension and erection of single storey side extension and

B: Front entrance porch

Application No.: 58781 **App. Type:** FUL 02/07/2015 Approve with Conditions
Location: St Maries RC Primary School, Edward Street, Bury, BL9 0RZ
Proposal: 2 No. replacement canopies to infant block

Ward: Bury East - Moorside

Application No.: 58790 **App. Type:** FUL 14/07/2015 Approve with Conditions
Location: 217 Walmersley Road, Bury, BL9 5DF
Proposal: Single storey extension at side

Ward: Bury East - Redvales

Application No.: 58578 **App. Type:** FUL 07/07/2015 Approve with Conditions
Location: Bury College, Millenium Campus, Market Street, Bury, BL9 0BG
Proposal: Erection of a new 3 storey Creative & Digital Arts Centre building

Application No.: 58707 **App. Type:** FUL 25/06/2015 Approve with Conditions
Location: 1 Vale Avenue, Bury, BL9 9LW
Proposal: Two storey extension at side/rear and single storey/first floor extension at rear

Application No.: 58727 **App. Type:** FUL 26/06/2015 Approve with Conditions
Location: 471 Manchester Road, Bury, BL9 9SH
Proposal: Two storey extension at side/rear and single storey extension at rear; Porch and canopy at front; Detached store building at rear

Application No.: 58772 **App. Type:** FUL 14/07/2015 Approve with Conditions
Location: 163 Gigg Lane, Bury, BL9 9EN
Proposal: Two storey/single storey extension at side and rear with front porch

Application No.: 58818 **App. Type:** GPDE 18/06/2015 Prior Approval Required and Refused
Location: 619 Whitefield Road, Bury, BL9 9LJ
Proposal: Prior Notification for a single storey extension at rear

Ward: Bury West - Church

Application No.: 58715 **App. Type:** FUL 22/06/2015 Approve with Conditions
Location: 49 Newington Drive, Bury, BL8 2NE
Proposal: Two storey extension at side with front/rear dormers

Application No.: 58785 **App. Type:** FUL 14/07/2015 Approve with Conditions
Location: 12 Wingate Avenue, Bury, BL8 2LQ
Proposal: Single storey extension at rear

Ward: Bury West - Elton

Application No.: 58717 **App. Type:** FUL 25/06/2015 Approve with Conditions
Location: 99 Bankhouse Road, Bury, BL8 1DY
Proposal: Retrospective application for 1.9 metre high garden fence

Application No.: 58739 **App. Type:** REG3 10/07/2015 Approve with Conditions
Location: Our Lady Of Lourdes Roman Catholic County Primary School, Rudgwick Drive, Bury, BL8 1YA
Proposal: Resurface existing hard surfaced playground and extend into existing grassed areas with relocation of existing play equipment and pedestrian gate

Application No.: 58741 **App. Type:** FUL 14/07/2015 Approve with Conditions
Location: 5 Valley Avenue, Bury, BL8 1FA
Proposal: Single storey extension at rear

Application No.: 58771 **App. Type:** FUL 16/07/2015 Approve with Conditions
Location: Land adjacent to 2 Bowes Close, Bury, BL8 1UA
Proposal: Erection of 1 no. detached dwelling with access on to Bowes Close and boundary treatment and landscaping

Application No.: 58773 **App. Type:** FUL 14/07/2015 Refused
Location: 16 Wash Terrace, Bury, BL8 1TY
Proposal: Two storey extension at side

Application No.: 58784 **App. Type:** FUL 14/07/2015 Approve with Conditions
Location: 185 Tottington Road, Bury, BL8 1RX
Proposal: Two/single storey extension at side and rear; First floor window to side elevation

Application No.: 58876 **App. Type:** GPDE 15/07/2015 Prior Approval Not required
Location: 17 Elson Street, Bury, BL8 1TT
Proposal: Prior notification for single storey rear extension

Ward: North Manor

Application No.: 58664 **App. Type:** FUL 22/06/2015 Approve with Conditions
Location: 517 Holcombe Road, Greenmount, Bury, BL8 4EL
Proposal: First floor extension at front; Single storey extension at side; First floor extension at side; Single storey extension at side

Application No.: 58674 **App. Type:** LDCE 09/07/2015 Refused
Location: 1 The Loelands, Redisher Lane, Ramsbottom, Bury, BL8 4HX
Proposal: Certificate of lawfulness for use as existing dwelling house

Application No.: 58697 **App. Type:** FUL 29/06/2015 Approve with Conditions
Location: 415 Holcombe Road, Greenmount, Bury, BL8 4HB
Proposal: Two storey extension at side

Application No.: 58705 **App. Type:** FUL 22/06/2015 Approve with Conditions
Location: 11 Rowlands Road, Summerseat, Bury, BL9 5NF
Proposal: Loft conversion with dormer at rear

Application No.: 58713 **App. Type:** FUL 15/06/2015 Approve with Conditions
Location: 508 Holcombe Road, Greenmount, Bury, BL8 4EJ
Proposal: Pitched roof extension to existing flat roof at side

Application No.: 58734 **App. Type:** GPDE 25/06/2015 Prior Approval Not required
Location: 11 Hawthorn Avenue, Ramsbottom, Bury, BLO 9UZ
Proposal: Prior notification for proposed single storey extension at rear

Application No.: 58747 **App. Type:** FUL 15/07/2015 Approve with Conditions
Location: 19 Station Road, Tottington, Bury, BL8 4BJ
Proposal: Single storey extension at rear; Garage conversion with bay window at front

Application No.: 58760 **App. Type:** FUL 13/07/2015 Approve with Conditions
Location: Unit 6, Holcombe Brook Precinct, Longsight Road, Ramsbottom, Bury, BLO 9SH
Proposal: Change of use from retail (Class A1) to tanning and beauty salon (Sui Generis)

Application No.: 58765 **App. Type:** FUL 14/07/2015 Approve with Conditions
Location: Higher Hilltop Barn, Hollymount Lane, Tottington, Bury, BL8 4HP
Proposal: Two storey extension to converted barn; single storey link building to existing garage and single storey porch extension

Application No.: 58792 **App. Type:** FUL 10/07/2015 Approve with Conditions
Location: 14 Mayfield Road, Ramsbottom, Bury, BLO 9TB
Proposal: Two storey extension at front/side; Loft conversion with gable roof extension at side

Application No.: 58843 **App. Type:** GPDE 13/07/2015 Prior Approval Not required
Location: 870 Burnley Road, Bury, BL9 5JY
Proposal: Prior notification for single storey extension at rear

Ward: Prestwich - Holyrood

Application No.: 58637 **App. Type:** FUL 15/06/2015 Approve with Conditions
Location: 215 Heywood Old Road, Middleton, Manchester, M24 4QR
Proposal: Single and two storey extensions to front, side and rear

Application No.: 58657 **App. Type:** FUL 18/06/2015 Approve with Conditions
Location: 235 Heywood Old Road, Middleton, Manchester, M24 4QR
Proposal: Demolition of existing garage and erection of single storey side extension

Application No.: 58666 **App. Type:** FUL 22/06/2015 Approve with Conditions
Location: 239 Heywood Road, Prestwich, Manchester, M25 2QH
Proposal: Single storey extension at side

Application No.: 58719 **App. Type:** FUL 18/06/2015 Approve with Conditions
Location: 2 Oaklands Drive, Prestwich, Manchester, M25 1LJ
Proposal: First floor rear extension (resubmission of 58566)

Application No.: 58757 **App. Type:** FUL 25/06/2015 Approve with Conditions
Location: 355 Bury Old Road, Prestwich, Manchester, M25 1PY
Proposal: Change of Use from Accountants (Class A2) to shop for Painting Pots (Sui Generis)

Application No.: 58774 **App. Type:** FUL 14/07/2015 Approve with Conditions
Location: 4 Willow Road, Prestwich, Manchester, M25 3DZ
Proposal: Two storey extension at side/rear and single storey extension at rear; Porch at front and pitched roof to existing bay window

Application No.: 58862 **App. Type:** GPDE 13/07/2015 Prior Approval Not required
Location: 149 Simister Lane, Prestwich, Manchester, M25 2SF
Proposal: Prior notification for single storey extension at rear

Application No.: 58619 **App. Type:** FUL 29/06/2015 Approve with Conditions
Location: 11 Eastleigh Road, Prestwich, Manchester, M25 0BQ
Proposal: Part single storey, part two storey rear extension

Application No.: 58667 **App. Type:** FUL 15/06/2015 Approve with Conditions
Location: 28 Winchester Avenue, Prestwich, Manchester, M25 0LJ
Proposal: Dormer at front

Application No.: 58670 **App. Type:** FUL 17/06/2015 Refused
Location: 48 Richmond Avenue, Prestwich, Manchester, M25 0LW
Proposal: Two/single storey extension at rear with dormer

Application No.: 58675 **App. Type:** FUL 22/06/2015 Approve with Conditions
Location: 121 Park Road, Prestwich, Manchester, M25 0DU
Proposal: Front porch/extension, two storey side/rear extension with balcony, first floor rear extension with balcony, new roof and dormers at the rear; New boundary and gates(resubmission)

Application No.: 58684 **App. Type:** FUL 14/07/2015 Approve with Conditions
Location: 70 Heywood Road, Prestwich, Manchester, M25 1FN
Proposal: Two/single storey extension at rear and conversion of existing flat roof at rear to pitched

Application No.: 58687 **App. Type:** FUL 15/06/2015 Approve with Conditions
Location: 14 Danesway, Prestwich, Manchester, M25 0FS
Proposal: Loft conversion with roof extension and side dormer

Application No.: 58690 **App. Type:** FUL 25/06/2015 Approve with Conditions
Location: 101A Rectory Lane, Prestwich, Manchester, M25 1EN
Proposal: Single storey extensions at side and rear. Revised scheme

Application No.: 58703 **App. Type:** GPDE 16/06/2015 Prior Approval Required and Refused
Location: 7 Ravensway, Prestwich, Manchester, M25 0EU
Proposal: Prior approval of single storey extension at rear

Application No.: 58710 **App. Type:** FUL 18/06/2015 Approve with Conditions
Location: 51 Bland Road, Prestwich, Manchester, M25 9WG
Proposal: Single storey extension at front (resubmission)

Application No.: 58718 **App. Type:** FUL 26/06/2015 Approve with Conditions
Location: 108 Scholes Lane, Prestwich, Manchester, M25 0AU
Proposal: Two storey extensions to side and rear

Application No.: 58730 **App. Type:** ADV 13/07/2015 Approve with Conditions
Location: 53 Bury Old Road, Prestwich, Manchester, M25 0FG
Proposal: 1 No. internally illuminated fascia sign; 1 No. internally illuminated projecting sign; 1 No. internally illuminated built up logo sign

Application No.: 58742 **App. Type:** GPDE 29/06/2015 Prior Approval Not required
Location: 103 Kings Road, Prestwich, Manchester, M25 OJS
Proposal: Prior notification for proposed single storey extension at rear

Application No.: 58836 **App. Type:** TEL 16/07/2015 Prior Approval Not required
Location: 1 Links Crescent, Prestwich, Manchester, M25 0GG
Proposal: Prior notification of single storey extension at rear

Application No.: 58859 **App. Type:** GPDE 17/07/2015 Prior Approval Not required
Location: 25 Meade Hill Road, Prestwich, Manchester, M25 0DH
Proposal: Prior notification for single storey extension at rear

Ward: Prestwich - St Mary's

Application No.: 58676 **App. Type:** FUL 15/06/2015 Approve with Conditions
Location: 5 Prestwich Park Road South, Prestwich, Manchester, M25 9PF
Proposal: Replacement of flat roof to detached garage with pitched roof

Application No.: 58692 **App. Type:** FUL 15/06/2015 Approve with Conditions
Location: 16 Vernon Drive, Prestwich, Manchester, M25 9RA
Proposal: First floor side and two storey rear extension

Application No.: 58693 **App. Type:** FUL 25/06/2015 Approve with Conditions
Location: 15 Butt Hill Avenue, Prestwich, Manchester, M25 9PN
Proposal: Single storey extension at side (Resubmission of 51693)

Application No.: 58712 **App. Type:** FUL 01/07/2015 Refused
Location: Land between 7 & 11 Prestwich Park Road South, Prestwich, Manchester, M25 9PF
Proposal: Erection of detached dwelling with new access onto Prestwich Park Road South

Application No.: 58731 **App. Type:** LDCE 10/07/2015 Lawful Development
Location: R T A House, 1A Rectory Lane, Prestwich, Manchester, M25 1BP
Proposal: Lawful development certificate for an existing use for the continuous use of Class (D1)

Application No.: 58749 **App. Type:** FUL 07/07/2015 Approve with Conditions
Location: 33 Beckley Avenue, Prestwich, Manchester, M25 9GY
Proposal: Two/single extension at side with rear juliet balcony and single storey extension at rear; Widening of existing driveway at front (resubmission)

Ward: Radcliffe - East

Application No.: 58737 **App. Type:** FUL 29/06/2015 Approve with Conditions
Location: 17 Blackburn Street, Radcliffe, Manchester, M26 1NN
Proposal: New shop front

Application No.: 58738 **App. Type:** ADV 29/06/2015 Approve with Conditions
Location: 17 Blackburn Street, Radcliffe, Manchester, M26 1NN
Proposal: 1 No. internally illuminated fascia sign and 1 no. internally projecting sign

Application No.: 58745 **App. Type:** FUL 02/07/2015 Approve with Conditions
Location: 30 Hamer Street, Radcliffe, Manchester, M26 2RS
Proposal: Single storey extension at rear

Application No.: 58889 **App. Type:** GPDE 16/07/2015 Prior Approval Not required
Location: 17 Sherwood Avenue, Radcliffe, Manchester, M26 4LE
Proposal: Prior notification of proposed single storey extension at rear

Ward: Radcliffe - North

Application No.: 58661 **App. Type:** FUL 25/06/2015 Approve with Conditions
Location: Radcliffe Borough Associated Football Club, Colshaw Close East, Radcliffe, Manchester, M26 3PE
Proposal: Construction of 2 no. turnstiles and 2 no. ticket offices; Single storey extension to form refreshment bar and single storey extension to form toilet block

Application No.: 58663 **App. Type:** FUL 22/06/2015 Approve with Conditions
Location: 37 Arthur Lane, Ainsworth, Bolton, BL2 5PR
Proposal: Single storey extension at side

Application No.: 58665 **App. Type:** FUL 22/06/2015 Approve with Conditions
Location: 53 Cockey Moor Road, Ainsworth, Bolton, BL2 5RE
Proposal: Conversion of swimming pool building at rear to family annexe

Application No.: 58694 **App. Type:** FUL 15/06/2015 Approve
Location: 7A Plymouth Grove, Radcliffe, Manchester, M26 3WU
Proposal: Conservatory at rear (retrospective)

Application No.: 58777 **App. Type:** FUL 14/07/2015 Approve with Conditions
Location: Kiln Clough, Bradley Fold Road, Radcliffe, Bolton, BL2 5QR
Proposal: Roof extension with roof lights; raised decking and handrail

Ward: Ramsbottom + Tottington - Tottington

Application No.: 58716 **App. Type:** FUL 09/07/2015 Approve with Conditions
Location: 20 First Avenue, Tottington, Bury, BL8 3JA
Proposal: Two storey extension at side and rear (resubmission)

Application No.: 58723 **App. Type:** GPDE 22/06/2015 Prior Approval Required and Granted
Location: 4 Owlbarrow Road, Bury, BL8 1RD
Proposal: Prior notification for a proposed single storey extension at rear

Application No.: 58751 **App. Type:** FUL 02/07/2015 Refused
Location: 62 Market Street, Tottington, Bury, BL8 3LJ
Proposal: New first floor level door at rear with balcony and accessway/steps (retrospective)

Application No.: 58799 **App. Type:** LDCP 06/07/2015 Lawful Development
Location: 11 Croft Drive, Tottington, Bury, BL8 3HT
Proposal: Lawful development certificate for proposed first floor dormer extension to the rear of the property

Ward: **Ramsbottom and Tottington - Ramsbottom**

Application No.: 58700 **App. Type:** FUL 29/06/2015 Approve with Conditions
Location: 17 Whittingham Drive, Ramsbottom, Bury, BLO 9LZ
Proposal: Two/single storey extension at rear and garage conversion

Application No.: 58758 **App. Type:** FUL 14/07/2015 Refused
Location: 31 Peel Brow, Ramsbottom, Bury, BLO OAL
Proposal: Loft conversion with dormer at rear

Application No.: 58783 **App. Type:** FUL 14/07/2015 Refused
Location: 23 Raylees, Ramsbottom, Bury, BLO 9HW
Proposal: Two storey extension at side/rear with juliet balcony at rear

Ward: **Whitefield + Unsworth - Besses**

Application No.: 58701 **App. Type:** GPDE 18/06/2015 Prior Approval Required and Granted
Location: 14 Wavell Drive, Bury, BL9 8PG
Proposal: Prior Notification for a single storey extension at the rear

Application No.: 58746 **App. Type:** LDCP 14/07/2015 Lawful Development
Location: 171 Moss Lane, Whitefield, Manchester, M45 8DZ
Proposal: Certificate of lawfulness for proposed single storey rear extension

Application No.: 58770 **App. Type:** FUL 14/07/2015 Approve with Conditions
Location: 22 Mountbatten Close, Bury, BL9 8PU
Proposal: Single storey extensions at rear and front

Application No.: 58819 **App. Type:** GPDE 07/07/2015 Prior Approval Not required
Location: 63 Balmoral Avenue, Whitefield, Manchester, M45 6BB
Proposal: Prior Notification for a single storey extension at rear

Ward: Whitefield + Unsworth - Pilkington Park

Application No.: 58671 **App. Type:** FUL 03/07/2015 Approve with Conditions
Location: 24 Ringley Road, Whitefield, Manchester, M45 7LE
Proposal: Two storey extensions to side, front & rear and single storey rear extension and addition of dormers to roof

Application No.: 58721 **App. Type:** FUL 26/06/2015 Approve with Conditions
Location: 2 Lower Croft, Whitefield, Manchester, M45 7NS
Proposal: Two storey front extension

Application No.: 58722 **App. Type:** FUL 02/07/2015 Approve with Conditions
Location: 15 Oakdale Close, Whitefield, Manchester, M45 7LU
Proposal: Two storey side extension and first floor extension to rear

Application No.: 58764 **App. Type:** FUL 29/06/2015 Approve with Conditions
Location: 15 Wingate Drive, Whitefield, Manchester, M45 7GX
Proposal: Roof extensions with dormers at front and rear to create habitable rooms in loft

Application No.: 58778 **App. Type:** FUL 14/07/2015 Approve with Conditions
Location: 60 Parkstone Avenue, Whitefield, Manchester, M45 7QH
Proposal: Demolition of existing property boundary fencing and walls. Erection of boundary walls including gates.

Application No.: 58779 **App. Type:** FUL 14/07/2015 Approve with Conditions
Location: 34 Ringley Drive, Whitefield, Manchester, M45 7HS
Proposal: New Canopy at front; First floor side/rear extensions with Juliet balconies at rear

Application No.: 58800 **App. Type:** FUL 14/07/2015 Approve with Conditions
Location: 46 Ferndale Avenue, Whitefield, Manchester, M45 7QP
Proposal: Single storey extension at front; Render to front and side elevations

Ward: Whitefield + Unsworth - Unsworth

Application No.: 58418 **App. Type:** FUL 07/07/2015 Approve with Conditions
Location: 129 Croft Lane, Bury, BL9 8QH
Proposal: Change of use of existing pub (Class A4) with ancillary residential accommodation to: Plaster training centre (Class D1) and associated showroom (Class A1) on ground floor; Separate dwelling (Class C3) at ground and first floor; Retention of existing residential accommodation at first floor (Class C3); Demolition of existing outbuilding at rear to form yard for separate dwelling (resubmission)

Application No.: 58652 **App. Type:** REG3 29/06/2015 Approve with Conditions
Location: Elmhurst Residential Home, Whalley Road, Whitefield, Manchester, M45 8WZ
Proposal: Change of use of care home to a mixed use care home, hairdressers (A1) and cafe (A3) (to be open to members of the public)

Application No.: 58681 **App. Type:** FUL 01/07/2015 Approve with Conditions
Location: 150 Hollins Lane, Bury, BL9 8AW
Proposal: Erection of detached dwelling (revised house type)

Application No.: 58683 **App. Type:** FUL 22/06/2015 Approve with Conditions
Location: 53 Mather Avenue, Whitefield, Manchester, M45 8WX
Proposal: Single storey extension at side/rear

Application No.: 58696 **App. Type:** FUL 15/06/2015 Approve with Conditions
Location: 28 Sunny Bank Road, Bury, BL9 8HF
Proposal: Single storey extension at rear; First floor extension at side over existing garage

Application No.: 58711 **App. Type:** FUL 02/07/2015 Approve with Conditions
Location: Jackson Fold Farm, Pilsworth Road, Bury, BL9 8QZ
Proposal: Conversion of barn into 6 no. dwellinghouses and single storey rear extension with associated gardens, shared access and car parking

Application No.: 58789 **App. Type:** FUL 13/07/2015 Approve with Conditions
Location: Land adjacent to Whitebrow House, Off Hollins Brow, Bury, BL9 8DD
Proposal: Change of use of land to form extension to domestic garden

Application No.: 58844 **App. Type:** LDCP 16/07/2015 Refused
Location: 10 Plantation Grove, Bury, BL9 8LS
Proposal: Lawful Development Certificate for proposed part demolition of existing conservatory and conversion to solid extension.

Total Number of Applications Decided: 91